

UNITED STATES BANKRUPTCY COURT
DISTRICT OF NEW JERSEY
Caption in Compliance with D.N.J. LBR 9004-1

LOWENSTEIN SANDLER LLP

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Counsel to the Debtor and Debtor-in-Possession

In re:

HOLLISTER CONSTRUCTION SERVICES, LLC,¹

Debtor.

FILED
JEANNE A. NAUGHTON, CLERK
NOV 21 2019
U.S. BANKRUPTCY COURT
TRENTON, NJ
BY _____ DEPUTY

Chapter 11

Case No. 19-27439 (MBK)

**ORDER GRANTING DEBTOR'S MOTION TO APPROVE OF A SETTLEMENT
AGREEMENT BY AND AMONG THE DEBTOR, JUST GREENS, LLC, D/B/A
AEROFARMS, AND KSS ARCHITECTS, LLP PURSUANT TO FED. R. BANKR. P.
9019**

The relief set forth on the following page, numbered two (2), is hereby **ORDERED**.

Michael B. Kaplan
MICHAEL B. KAPLAN
USBT
11/21/19

¹ The Debtor in this chapter 11 case and the last four digits of its taxpayer identification number is: Hollister Construction Services, LLC (5404).

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Debtor: Hollister Construction Services, LLC

Case No.: 19-27439 (MBK)

Caption: *Order Granting Debtor's Motion to Approve of a Settlement Agreement By and Among the Debtor, Just Greens, LLC, d/b/a AeroFarms, and KSS Architects, LLP Pursuant to Fed. R. Bankr. P. 9019*

THIS MATTER having been opened to the Court upon the Motion of the above-captioned debtor-in-possession (the “Debtor”) seeking the entry of an order approving of a Settlement Agreement by and among the Debtor, Just Greens, LLC, d/b/a AeroFarms, and KSS Architects, LLP dated November 14, 2019 (the “Settlement Agreement”), pursuant to Fed. R. Bankr. P. 9019 (the “Motion”) [Docket No. 527]; and the Court having considered the Motion and any objections filed thereto, and the Court having conducted a hearing on the Motion, at which time the Court heard and considered all oral arguments of counsel; and good and sufficient notice of the Motion having been provided to all interested parties, and for good cause shown,

IT IS HEREBY ORDERED as follows:

1. The Motion is **GRANTED** as set forth herein.
2. The Settlement Agreement is hereby approved.
3. The Debtor is authorized to take all actions necessary to effectuate the relief granted pursuant to this Order and the Settlement Agreement.
4. The Order shall be effective immediately upon its entry.

In re:
Hollister Construction Services, LLC
DebtorCase No. 19-27439-MBK
Chapter 11

CERTIFICATE OF NOTICE

District/off: 0312-3

User: admin
Form ID: pdf903Page 1 of 4
Total Noticed: 1

Date Rcvd: Nov 21, 2019

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Nov 23, 2019.

db +Hollister Construction Services, LLC, 339 Jefferson Road, Parsippany, NJ 07054-3707

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.
NONE.

TOTAL: 0

***** BYPASSED RECIPIENTS *****

NONE.

TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.
USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.**Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.**

Date: Nov 23, 2019

Signature: /s/Joseph Speetjens

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on November 21, 2019 at the address(es) listed below:

Adrienne C Rogove on behalf of Creditor 640 Columbia Owner LLC rogove@blankrome.com
 Alan J. Brody on behalf of Creditor EWA Moonachie 77, LLC brody@gtlaw.com, NJLitDock@gtlaw.com
 Albert A. Ciardi, III on behalf of Interested Party Pentel Drywall, Inc. aciardi@ciardilaw.com, sfrizlen@ciardilaw.com;dtorres@ciardilaw.com;jcranston@ciardilaw.com;aaecf-pa@ciardilaw.com
 Albert A. Ciardi, III on behalf of Interested Party Delcon Builders, Inc. aciardi@ciardilaw.com, sfrizlen@ciardilaw.com;dtorres@ciardilaw.com;jcranston@ciardilaw.com;aaecf-pa@ciardilaw.com
 Alex A Pisarevsky on behalf of Creditor Pereira Electrical Contracting, Inc. ap@njlawfirm.com
 Allen J Barkin on behalf of Creditor Drobach Equipment Rental Co. abarkin@sbmesq.com, sandyr@sbmesq.com
 Andrea Dobin on behalf of Creditor Committee Official Committee of Unsecured Creditors adobin@msbnj.com
 Andrew B. Cohn on behalf of Creditor Jonasz Precast, Inc. acohn@kaplaw.com
 Andrew J. Kelly on behalf of Creditor Schnell Contracting Systems, LLC akelly@kbtlaw.com, wshеридан@kbtlaw.com;cyaccarinoesq@me.com;saudino@kbtlaw.com;mgifford@kbtlaw.com;kgaldieri@kbtlaw.com;tgraga@kbtlaw.com
 Andrew R. Macklin on behalf of Creditor Pereira Electrical Contracting, Inc. arm@njlawfirm.com
 Angelo Anthony Stio, III on behalf of Interested Party 5 Bay Street Phase 1 LLC, 5 Bay Street Phase 1 Sponsor Member Inc. and 5 Bay Street Phase 3 LLC stioa@pepperlaw.com
 Angelo Anthony Stio, III on behalf of Interested Party 10 Minerva Place, L.P. and 10 Minerva Place Housing Development Fund Corporation stioa@pepperlaw.com
 Anna Patras on behalf of Creditor Bohler Engineering NY, PLLC apatras@bohlereng.com
 Anthony Sodono, III on behalf of Creditor Committee Official Committee of Unsecured Creditors asodono@msbnj.com
 Anthony M. Rainone on behalf of Creditor Industrial Maintenance Industries arainone@bracheichler.com, cbudris@bracheichler.com;palonso@bracheichler.com
 Arielle Adler on behalf of Debtor Hollister Construction Services, LLC Aadler@lowenstein.com, elawler@lowenstein.com;jkimble@lowenstein.com
 Arielle Adler on behalf of Plaintiff Hollister Construction Services, LLC Aadler@lowenstein.com, elawler@lowenstein.com;jkimble@lowenstein.com
 Benjamin A. Stanziale, Jr. on behalf of Creditor Life Town Inc. ben@stanzialelaw.com
 Brett Berman on behalf of Creditor Joffe Lumber & Supply Co., Inc. bberman@foxrothschild.com
 Brian Gregory Hannon on behalf of Creditor Imperial Floors, LLC bhannon@norgaardfirm.com, sferreira@norgaardfirm.com;184grandno@gmail.com;kcimmino@norgaardfirm.com
 Brian R Tipton on behalf of Creditor State Line Construction Company, Inc. btipton@fpsflawfirm.com
 Bryce Wallace Newell on behalf of Creditor LEG Acquisition LLC bnewell@rosenbergestis.com
 Carl J. Soranno on behalf of Defendant Haddad Heating & Plumbing Inc. csoranno@bracheichler.com, dfamula@bracheichler.com;jpmartin@bracheichler.com

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Total Noticed: 1

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The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system (continued)

Carl J. Soranno on behalf of Creditor Air Group, LLC csoranno@bracheichler.com, dfamula@bracheichler.com; jpmartin@bracheichler.com
Carol L. Knowlton on behalf of Creditor KSS Architects cknowlton@gorskiknowlton.com
Charles A. Gruen on behalf of Creditor Michaels Electrical Supply Corp. cgruen@gruenlaw.com
Charles R Cohen on behalf of Creditor Pereira Electrical Contracting, Inc. crc@njlawfirm.com
Christopher M. Santomassimo on behalf of Creditor Dancker csantomassimo@ndslaw.com
Daniel Stolz on behalf of Interested Party Latitude West Owner, LLC dstolz@wjslaw.com, dstolz@ecf.inforuptcy.com; msousa@wjslaw.com; btorres@ecf.inforuptcy.com
Daniel Stolz on behalf of Creditor 147 Bloomfield Ave J.V. LLC dstolz@wjslaw.com, dstolz@ecf.inforuptcy.com; msousa@wjslaw.com; btorres@ecf.inforuptcy.com
Daniel Stolz on behalf of Interested Party Latitude East Owner, LLC dstolz@wjslaw.com, dstolz@ecf.inforuptcy.com; msousa@wjslaw.com; btorres@ecf.inforuptcy.com
Danielle Cohen on behalf of Creditor MDS Construction dcohen@tessercohen.com, ddelucia@tessercohen.com
Danielle Cohen on behalf of Creditor Samph Contracting, LLC dcohen@tessercohen.com, ddelucia@tessercohen.com
Danielle Cohen on behalf of Creditor Orion Interiors, Inc. dcohen@tessercohen.com, ddelucia@tessercohen.com
Danielle Cohen on behalf of Creditor Global Development Contractors, LLC dcohen@tessercohen.com, ddelucia@tessercohen.com
Danielle Cohen on behalf of Creditor National Fireproofing & Insulation Co., Inc. dcohen@tessercohen.com, ddelucia@tessercohen.com
Danielle Cohen on behalf of Creditor Herc Rentals, Inc. dcohen@tessercohen.com, ddelucia@tessercohen.com
Darren R. Marks on behalf of Creditor Accordia Harrison Urban Renewal, LLC dmarks@borahgoldstein.com, nagwu@borahgoldstein.com
David E. Sklar on behalf of Creditor All Brands Elevator Industries, Inc. dsklar@scuramealey.com, ecfbkfilings@scuramealey.com; mmack@scura.com; lrichard@scura.com; lleon@scura.com; martinezcr93878@notify.bestcase.com
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David H. Stein on behalf of Creditor CTC Academy dstein@wilentz.com, ciarkowski@wilentz.com
David L. Bruck on behalf of Creditor Nomad Framing, LLC bankruptcy@greenbaumlaw.com
Donald B. Veix, Jr. on behalf of Creditor Bohler Engineering NY, PLLC donveixlaw@gmail.com, dveix@hartylawgroup.com
Donna L. Thompson on behalf of Creditor Prendimano Electrical Maintenance Co. t/a PEMCO donna.thompson@dlthompsonlaw.com, dlthompsonlaw@aol.com
Edmund Campbell on behalf of Creditor Glass Systems Tech, LLC aweiseinberger@campbellroccolaw.com
Eric J. Hughes on behalf of Creditor Liberty Mutual Insurance Company ehughes@mdmc-law.com
Felice R. Yudkin on behalf of Interested Party Newkirk Realty LLC fyudkin@coleschotz.com, fpisano@coleschotz.com
Frank F. Velocci on behalf of Creditor NSA 18th Avenue, LLC frank.velocci@dbr.com, brian.morgan@dbr.com
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Greg Trif on behalf of Creditor Sparwick Contracting, Inc. gtrif@triflaw.com, gtrif@triflaw.com
Greg Trif on behalf of Creditor KR Masonry LLC gtrif@triflaw.com, gtrif@triflaw.com
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Jacob Frumkin on behalf of Interested Party Grand Maujer Development, LLC jfrumkin@coleschotz.com
James C. Dezao, III on behalf of Creditor Antonio Zarfino gerald@dezaolaw.com
James C. Dezao, III on behalf of Creditor Mayer Weberman gerald@dezaolaw.com
Jason C Manfrey on behalf of Creditor Joffe Lumber & Supply Co., Inc. jmanfrey@foxrothschild.com, jdistanislao@foxrothschild.com; rsolomon@foxrothschild.com; brian-oneill-fox-5537@ecf.pacerpro.com
Jay L. Lubetkin on behalf of Interested Party Kieran Flanagan jlubetkin@rltlawfirm.com, rgaydos@rltlawfirm.com
Jay L. Lubetkin on behalf of Interested Party Christopher Johnson jlubetkin@rltlawfirm.com, rgaydos@rltlawfirm.com
Jeffrey J. Rea on behalf of Creditor City Contracting, Inc. jeffrea@aol.com
Jeffrey J. Rea on behalf of Creditor Lienor City Contracting, Inc. jeffrea@aol.com
Jeffrey W. Herrmann on behalf of Creditor Pereira Electrical Contracting, Inc. jwh@njlawfirm.com, ap@njlawfirm.com; md@njlawfirm.com; r57289@notify.bestcase.com
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Josef W. Mintz on behalf of Creditor 640 Columbia Owner LLC mintz@blankrome.com, ecf-fe4957a0ba6a@ecf.pacerpro.com
Joseph H. Lemkin on behalf of Creditor Conewago Enterprises, Inc. jlemkin@stark-stark.com
Joseph H. Lemkin on behalf of Creditor Fabcon Precast jlemkin@stark-stark.com

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The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email)
system (continued)

Joseph H. Lemkin on behalf of Creditor High Concrete Group, LLC jlemkin@stark-stark.com
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Joseph J. DiPasquale on behalf of Defendant Hollister Construction Services, LLC jdipasquale@lowenstein.com, jkimble@lowenstein.com
Joseph J. DiPasquale on behalf of Debtor Hollister Construction Services, LLC jdipasquale@lowenstein.com, jkimble@lowenstein.com
Joseph L. Schwartz on behalf of Creditor Edison Construction Management jschwarz@riker.com
Joseph L. Schwartz on behalf of Creditor Sunstone Hotels Morristown, LLC jschwarz@riker.com
Joseph L. Schwartz on behalf of Plaintiff Newark Warehouse Redevelopment Company, LLC jschwarz@riker.com
Joseph L. Schwartz on behalf of Counter-Defendant Newark Warehouse Redevelopment Company, LLC jschwarz@riker.com
Joseph L. Schwartz on behalf of Counter-Defendant Newark Warehouse Urban Renewal, LLC jschwarz@riker.com
Joseph L. Schwartz on behalf of Plaintiff Newark Warehouse Urban Renewal, LLC jschwarz@riker.com
Joseph L. Schwartz on behalf of Creditor Newark Warehouse Redevelopment Company jschwarz@riker.com
Joseph L. Schwartz on behalf of Creditor Newark Warehouse Urban Renewal, LLC jschwarz@riker.com
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K. Joseph Vyzas on behalf of Creditor Rexel, Inc. joe@carlawyernj.com
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Kenneth A. Rosen on behalf of Debtor Hollister Construction Services, LLC krosen@lowenstein.com, dclausen@lowenstein.com
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Lawrence B. Diener on behalf of Creditor Advanced Scaffold Services, LLC LBDiener@optimum.net
Lawrence B. Diener on behalf of Creditor Advanced Scaffold Services Mid-Atlantic LLC LBDiener@optimum.net
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Marguerite Schaffer on behalf of Creditor c/o Marguerite M. Unique Scaffolding Systems, LLC mschaffer@shainlaw.com
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Mark E. Felger on behalf of Interested Party Ricoh USA, Inc. mfelger@cozen.com, sshidner@cozen.com
Martin P. Skolnick on behalf of Creditor Archmills LLC d/b/a ArchMills Doors and Hardware mskolnick@gmail.com
Martin P. Skolnick on behalf of Creditor Stateline Fabricators, LLC mskolnick@gmail.com
Mary E. Seymour on behalf of Debtor Hollister Construction Services, LLC mseymour@lowenstein.com
Melissa A. Pena on behalf of Creditor Target Fire Protection mapena@norris-law.com, pfreda@nmmlaw.com
Meredith I. Friedman on behalf of Creditor CTC Academy mfriedman@wilentz.com, ciarkowski@wilentz.com
Michael Kahne on behalf of Creditor Accordia Harrison Urban Renewal, LLC mkahne@hillwallack.com, fmansmann@hillwallack.com
Michael Stafford on behalf of Creditor Anvil Craft Corp. mjstafford@nordlaw.legal, norddemaio@aol.com;adamnorddemaio@aol.com
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Michael J. Shavel on behalf of Creditor Accordia Harrison Urban Renewal, LLC mshavel@hillwallack.com
Michael R. Herz on behalf of Creditor Troon Electric of New Jersey LLC mherz@foxrothschild.com, cbrown@foxrothschild.com
Michele Lane Ross on behalf of Creditor Control Services, LLC sterry@mrossllc.com
Mitchell Malzberg on behalf of Creditor Vector Structural Preservation Corp. mmalzberg@mjalzberglaw.com, dlapham@mjalzberglaw.com
Morris S. Bauer on behalf of Creditor Ware Malcomb msbauer@nmmlaw.com, rjacome@norris-law.com, relikens@nmmlaw.com
Murphy Durkin on behalf of Creditor Dehn Bros. Fire Protection, Inc. maresta@durkinlawfirm.com
Nicole M. Nigrelli on behalf of Interested Party Pentel Drywall, Inc. nnigrelli@ciardilaw.com, sfrizlen@ciardilaw.com;dtorres@ciardilaw.com
Nicole M. Nigrelli on behalf of Defendant Pentel Drywall, Inc. nnigrelli@ciardilaw.com, sfrizlen@ciardilaw.com;dtorres@ciardilaw.com

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The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system (continued)

Nicole M. Nigrelli on behalf of Interested Party Delcon Builders, Inc.
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Pearl Shah on behalf of Creditor Kone Inc. pshah@mcgrailbensinger.com
Peter Broege on behalf of Creditor Encon Mechancial Corp pbroege@bnfsbankruptcy.com,
G1580@notify.cincompass.com
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pallogramento@connellfoley.com
Philip William Allogramento on behalf of Creditor FM Construction Group, LLC
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mml@weltmosk.com;mkj@weltmosk.com;aw@weltmosk.com
Robert E. Nies on behalf of Creditor Arch Insurance Company and Arch Reinsurance Company
rnies@csglaw.com
Robert M Hirsh on behalf of Creditor SBLP Princeton, LLC, a Delaware limited liability
company hirsh.robert@arentfox.com,
indelicato.lisa@arentfox.com;Mary.Dowd@arentfox.com;Mark.Bloom@arentfox.com;Jackson.Tooth@arentfox
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Robert Saul Molnar on behalf of Creditor Starlite Electric LLC molnarrs@aol.com
Rocco A. Cavalieri on behalf of Creditor Titan Industrial Services Corp.
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Ryan M. Ernst on behalf of Creditor Lally Pipe & Tube rernst@oeblegal.com, mjoyce@oeblegal.com
Sam Della Fera on behalf of Creditor Committee Official Committee of Unsecured Creditors
sdellafera@msbnj.com
Seth Ptasiewicz on behalf of Creditor New Jersey Building Laborers Statewide Benefit Funds
(the "Funds") sptasiewicz@krollfirm.com
Sommer Leigh Ross on behalf of Creditor PNC Bank, National Association slross@duanemorris.com,
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Stephanie L. Jonaitis on behalf of Interested Party 10 Minerva Place, L.P. and 10 Minerva
Place Housing Development Fund Corporation jonaitis@pepperlaw.com,
balaa@pepperlaw.com;molitorm@pepperlaw.com
Stephanie L. Jonaitis on behalf of Interested Party 5 Bay Street Phase 1 LLC, 5 Bay Street
Phase 1 Sponsor Member Inc. and 5 Bay Street Phase 3 LLC jonaitis@pepperlaw.com,
balaa@pepperlaw.com;molitorm@pepperlaw.com
Stephen V. Falanga on behalf of Interested Party Fairleigh Dickinson University
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Stephen V. Falanga on behalf of Creditor Schindler Elevator Corporation
sfalanga@thewalshfirm.com, chemrick@thewalshfirm.com;mvargas@thewalshfirm.com
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stuart.brown@dlapiper.com, stuart-brown-7332@ecf.pacerpro.com
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mvargas@walsh.law
Sydney J. Darling on behalf of Interested Party Fairleigh Dickinson University
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tschellhorn@riker.com
Tara J. Schellhorn on behalf of Creditor Newark Warehouse Urban Renewal, LLC
tschellhorn@riker.com
U.S. Trustee USTPRegion03.NE.ECF@usdoj.gov
William G. Wright on behalf of Creditor Graybar Electric Company, Inc. wwright@capehart.com,
jlafferty@capehart.com
Yale A. Leber on behalf of Interested Party RH 537 Building Owner LLC yale.leber@rivkin.com

TOTAL: 139